



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 2, 2015

Mr. David Doig
Pullman Park Development LLC
1000 E. 111th Street
Chicago, Illinois 60628

RE: Certificate of Completion – Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement

Dear Mr. Doig:

Enclosed please find an executed Certificate of Completion regarding the Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. Redevelopment Project.

The Department of Planning and Development (“DPD”) has reviewed documents pursuant to Section 7.01 of the executed Redevelopment Agreement dated June 7, 2013, between the City of Chicago, and Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the redevelopment of the real property located at approximately 10800 S. Doty, Chicago, IL 60617 and further described in Exhibit A of the redevelopment agreement.

This executed Certificate of Completion releases the Developer only from those covenants and agreements associated with the construction completion of the project. All other covenants, agreements, and representations associated with the Redevelopment Agreement are still in force.

The City of Chicago appreciates the investment you have made and wish you much success in your future endeavors. If you have any questions regarding this matter, please contact Mark Sagun at (312) 744-0882.

Sincerely,


James Horan
Deputy Commissioner
Bureau of Economic Development



Doc#: 1534122058 Fee: \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 12/07/2015 03:07 PM Pg: 1 of 4

This Certificate was prepared by and
 after recording return to:
 William A. Nyberg, Esq.
 City of Chicago Law Department
 121 North LaSalle Street, Room 600
 Chicago, IL 60602

This space reserved for Recorder's use only

**CERTIFICATE OF COMPLETION
 PULLMAN PARK DEVELOPMENT
 REDEVELOPMENT AGREEMENT**

PURSUANT TO Section 7.01 of that certain Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement by and between the City of Chicago, an Illinois municipal corporation (the "City"), and jointly and severally, Pullman Park Development, LLC., an Illinois limited liability company ("PPD") and its managing member, Chicago Neighborhood Initiatives, Inc. , an Illinois not-for-profit company (together with PPD, the "Developer"); dated as of June 7, 2013 (the "Redevelopment Agreement"):

1. Completion of the Project. Developer has fulfilled its obligation to complete the Project (as defined in the Redevelopment Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Redevelopment Agreement.

2. Other provisions of the Redevelopment Agreement; no waiver. Except with respect to the terms of the Redevelopment Agreement specifically related to the Developer's obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Redevelopment Agreement and all representations and covenants contained therein remain in force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

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Certificate of Completion – Pullman Park Development RDA

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed this 7th the day of December, 2015.

CITY OF CHICAGO

By: _____

James Horan

Deputy Commissioner

Department of Planning and Development

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF LOT 2 IN PULLMAN PARK – PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2011 AS DOCUMENT 1120029049, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, 139.82 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY 11.52 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 8.50 FEET AND WHOSE CHORD BEARS NORTH 60 DEGREES 24 MINUTES 51 SECONDS EAST, 10.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 21 DEGREES 35 MINUTES 01 SECONDS EAST, 211.14 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 93.54 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 151.50 FEET AND WHOSE CHORD BEARS NORTH 39 DEGREES 16 MINUTES 16 SECONDS EAST, 92.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 56 DEGREES 57 MINUTES 30 SECONDS EAST, 17.18 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 91.68 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 148.50 FEET AND WHOSE CHORD BEARS NORTH 39 DEGREES 16 MINUTES 16 SECONDS EAST, 90.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 21 DEGREES 35 MINUTES 01 SECONDS EAST, 89.00 FEET TO A POINT OF CURVATURE; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 215.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 29.06 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 18.50 FEET AND WHOSE CHORD BEARS NORTH 66 DEGREES 35 MINUTES 01 SECONDS EAST, 26.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 21 DEGREES 35 MINUTES 01 SECONDS EAST, 52.46 FEET; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE 246.00 FEET; THENCE SOUTH 21 DEGREES 35 MINUTES 01 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 16.00 FEET; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 156.00 FEET; THENCE SOUTH 21 DEGREES 35 MINUTES 01 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 545.08 FEET TO A POINT ON A SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTHERLY LINES OF SAID LOT 2 FOR THE NEXT THREE COURSES; (1) THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, 70.47 FEET; (2) THENCE NORTH 71 DEGREES 50 MINUTES 56 SECONDS WEST, 100.21 FEET; (3) THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, 537.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 25-14-300-013-0000 (affects land and other property)

ADDRESS: 10800 S. Doty, Chicago, Illinois 60617